

OFFICE/RETAIL SPACE
FOR SALE OR LEASE

**2850
Salzedo Street**

Downtown Coral Gables
Location

2850 Salzedo Street
Coral Gables, FL 33134

Buy or Lease Free-Standing Building in Downtown Coral Gables

PROPERTY HIGHLIGHTS

- Total of 7,275 SF on 10,000 SF of land
- Can be subdivided if desired:
 - 3,530 SF with Salzedo Street entrance
 - 3,745 SF with Palermo Avenue entrance
- Originally built in 1948
- Remodeled in 1999 to accommodate an antique store showroom
- Entrances featuring stone foyers and impact-glass windows and doors
- Four restrooms
- 6 surface parking spaces plus ample metered parking on Palermo Avenue and monthly-fee structured covered parking across the street



LICENSED REAL ESTATE BROKER
201 S. Biscayne Boulevard, Suite 1210
Miami, FL 33131

Ph: 305.808.7310
Fax: 305.808.7309

www.transwestern.net/miami

Walter Robinson

305.808.7818

walter.robinson@transwestern.net

Laurel Oswald

305.808.7820

laurel.oswald@transwestern.net

Jennifer Lee

305.808.7314

jennifer.lee@transwestern.net

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2009 Transwestern.

OFFICE/RETAIL SPACE
FOR SALE OR LEASE

2850 Salzedo Street

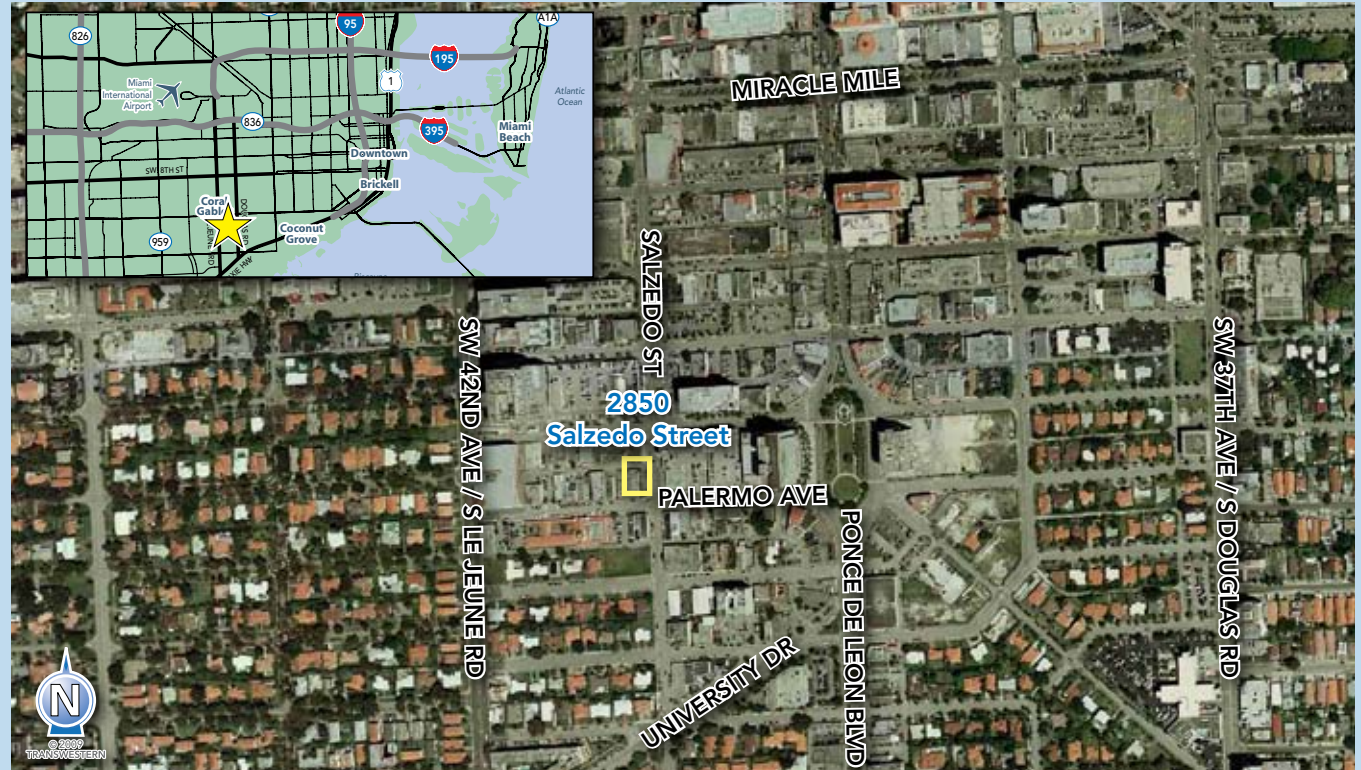
Downtown Coral Gables
Location

2850 Salzedo Street
Coral Gables, FL 33134

Buy or Lease Free-Standing Building in Downtown Coral Gables

BUILDING SPECIFICATIONS

- Enclosed garage area (17' x 32') with overhang door and alley access
- Four new electric panels
- Four 5-ton A/C units
- Fully-operational alarm system
- 12' ceilings throughout
- Concrete roof
- Upgraded electrical systems



LICENSED REAL ESTATE BROKER
201 S. Biscayne Boulevard, Suite 1210
Miami, FL 33131

Ph: 305.808.7310
Fax: 305.808.7309

www.transwestern.net/miami

Walter Robinson

305.808.7818

walter.robinson@transwestern.net

Laurel Oswald

305.808.7820

laurel.oswald@transwestern.net

Jennifer Lee

305.808.7314

jennifer.lee@transwestern.net

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2009 Transwestern.